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# PLANNING COMMISSION SITE PLAN EXTENSION REVIEW SHEET

CASE NUMBER: SP-2012-0427C(XT2) PC COMMISSION DATE: Aug 28, 2018

**PROJECT NAME:** Regents West Campus – Site Plan Extension

**ADDRESS:** 3231 Travis Country Circle

AREA: 18.27 acres

**WATERSHED:** Barton Creek (Barton Springs Zone)

**COUNCIL DISTRICT:** 8

**JURISDICTION:** Full Purpose

**APPLICANT:** Regents School of Austin

3230 Travis Country Circle

Austin, Texas 78735

**AGENT:** Jamison Civil Engineering, Inc

Stephen R. Jamison P.E. 13812 Research Blvd. #B-2

Austin, Texas 78750

**EXISTING ZONING:** GO-CO-NP

**PROPOSED DEVELOPMENT:** An athletic complex for the Regents School of Austin, including sports fields, a fieldhouse (gym and sports office) with associated parking, and other associated improvements. The site was approved with SP-2012-0427C to be constructed in two phases. All of Phase 1 is complete, including infrastructure. Phase 2 consists of the 2-story fieldhouse with a total floor area of 36,224 square feet, with its associated parking. The extension will allow the construction of the Phase 2 building and completion of the site.

**STAFF RECOMMENDATION**: Staff recommends the requested extension to January 15, 2028. Staff previously granted a one year administratively approved extension from January 15, 2017 to January 15, 2018. Academic facilities often request lengthy extensions due to the nature of their funding, and these requests are supported by staff.

PLANNING COMMISSION ACTION: N/A

**CASE MANAGER**: Jonathan Davila Telephone: 974-2414

jonathan.davila@austintexas.gov

**PREVIOUS APPROVALS:** The site plan was granted a one year administratively approved extension from January 15, 2017 to January 15, 2018.

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**PROJECT INFORMATION**: 18.27 acres

EXIST. ZONING: GO-CO-NP
MAX. BLDG. COVERAGE: 60%
MAX. IMPERV. CVRG: 15%
PROP. BLDG CVRG: 26,380 sq. ft. (3.34%)
PROP. IMP. CVRG: 1.23 acres (6.73%)

## A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS

WATERSHED ORDINANCE: This project complies with current watershed regulations.

**LAND USE:** The site plan complies with all zoning regulations.

**ENVIRONMENTAL**: All environmental comments will be cleared before extension is issued.

**TRANSPORTATION**: All transportation comments have been cleared.

# **SURROUNDING CONDITIONS:**

Zoning/ Land Use

North: SF-1-NP (single-family)

South: N/A – ETJ (Foster Ranch Road, then undeveloped)
East: GO-CO-NP (Travis Country Circle, then school)

West: N/A - ETJ (undeveloped)

STREET:	R.O.W.	SURFACING	CLASSIFICATION			
Travis Country Circle	80'	36'	Local City/County Street			

# **NEIGHBORHOOD ORGANIZATION:**

Austin Independent School District

Bike Austin

City of Rollingwood

Friends of Austin Neighborhoods

Oak Hill Association of Neighborhoods (OHAN)

Oak Hill Neighborhood Plan – COA Liason

Oak Hill Neighborhood Plan – Contact Team

Oak Hill Trails Association

Regents School of Austin

Save Barton Creek Assn.

Save Our Springs Alliance

**SELTexas** 

Sierra Club, Austin Regional Group

TNR BCP – Travis County Natural Resources

Travis Country Community Service Assn.

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8/15/2018

City of Austin Development Services Department 505 Barton Springs Road, Fourth Floor Austin, Texas 78704

Re: Regents West Campus (SP-2012-0427C)

Site Plan Extension Request

"Good Faith" Letter

To whom it may concern,

We hereby request a ten (10) year Land Use Commission approved extension, (per Section 25-5-63 LDC), to the original one (1) year administrative site development permit extension deadline, (approved June 6, 2017 – new deadline 01/17/2018), for the above referenced application.

Please Note: All of the Phase 1 improvements on the approved Regents West Campus Site Plan, (SP-2012-0427C), are complete and accepted. Only the Phase 2 improvements remain to be built, (Field House and associated parking).

Due to funding and school / construction scheduling issues, the Regents School of Austin wishes to extend the site plan permit deadline to allow more time to construct the previously approved Phase 2 improvements. The school is not proposing any changes to the previously approved improvements at this time.

# Per Section 25-5-63 LDC:

(A) An applicant may request that the Land Use Commission extend the expiration date of a released site plan if the expiration date was previously extended under Section 25-5-62 (Extension of Released Site Plan By Director), except that no extension may be granted for a site plan associated with a project that has expired under Chapter 25-1, Article 12, Division 3 (Expirations).

A one-year administrative extension was approved on June 6, 2017.

REGENTS SCHOOL OF AUSTIN

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(B) The Land Use Commission shall hold a public hearing on a request to extend the expiration date of a released site plan under this section before it may act on the request. The director shall give notice under Section 25-1-132(A) (Notice of Public Hearing) of the public hearing.

- (C) The Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under Section 25-5-62 (Extension of Released Site Plan by Director).
- (D) An interested party may appeal the Land Use Commission's decision under this section to the council.

# Per Section 25-5-62 LDC:

The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

- (1) the director determines that:
  - (a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;
    - The site plan complied with current code with the one-year administrative extension that was approved on June 6, 2017. No substantial regulations have changed since 2016, so the site plan should still substantially comply with rules for a new application.
  - (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
    - The Regents School of Austin had every expectation that the entire site plan would be constructed by this time. Due to funding and school / construction scheduling issues, the Regents School of Austin will need to extend the site plan permit deadline to allow more time to fully fund and construct the previously approved Phase 2 improvements.
  - (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or
    - All of the Phase 1 improvements on the approved Regents West Campus Site Plan, (SP-2012-0427C), are complete and accepted. Only the Phase 2 improvements remain to be built.

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All of the Phase 1 improvements on the approved Regents West Campus Site Plan, (SP-2012-0427C), are complete and accepted. Only the Phase 2 improvements remain to be built.

- (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and
- All of the Phase 1 improvements on the approved Regents West Campus Site Plan, (SP-2012-0427C), are complete and accepted. Only the Phase 2 improvements remain to be built.
- (2) the director determines that:
  - (a) if a traffic impact analysis was submitted with the application for site plan approval:

# A TIA was not required with the previous site plan approval.

- (i) the assumptions and conclusions of the traffic impact analysis are valid; or
- (ii) if the assumptions and conclusions are not valid, the applicant has submitted an addendum to the traffic impact analysis that demonstrates that traffic impacts will be adequately mitigated; or
- (b) if a traffic impact analysis was not submitted with the application for site plan approval, the applicant demonstrates that traffic impacts will be adequately mitigated.
- A TIA was not required with the previous site plan approval and the proposed improvements will generate less than 2,000 trips per day. There should be no additional impacts as the proposed improvements are intended to be a supplement to the existing school use and is not intended to increase capacity.

Your consideration of our request is appreciated. Please let me know if you have any questions or need any additional information.

Sincerely,

Michael Stevens

Director of Operations

OWNER: REGENTS SCHOOL OF AUSTIN, INC. C/O RON WOOD

3230 TRAVIS COUNTRY CIRCLE AUSTIN. TEXAS 78735

ENGINEER: HANRAHAN • PRITCHARD ENGINEERING, INC.

8333 CROSS PARK DRIVE AUSTIN. TEXAS 78754

SURVEYOR: BASELINE LAND SURVEYORS

512-899-8095

512-459-4734

8333 CROSS PARK DRIVE AUSTIN TEXAS 78754

512-374-9722

THOMAS D. BROWN & ASSOCIATES LANDSCAPE ARCHITECT:

2 DEPOT SQUARE, SUITE B ELGIN, TEXAS 78621

512-374-9722

DAVID BESSENT ARCHITECTS

3939 BEE CAVES ROAD, BLDG. B. SUITE B-17

AUSTIN, TEXAS 78746

512-327-6868

THIS PROJECT IS LOCATED WITHIN THE BARTON CREEK WATERSHED, IS CLASSIFIED AS BARTON SPRINGS ZONE AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN LAND

2 A PORTION OF THIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE

# FLOOD PLAIN NOTE

A PORTION OF THIS PROJECT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48453C0440H FOR TRAVIS COUNTY, TEXAS EFFECTIVE SEPTEMBER 26, 2008.

COMMERCIAL DEVELOPMENT SHALL BE MAINTAINED BY THE RECORD OWNER IN ACCORDANCE WITH THE MAINTENANCE STANDARDS IN THE DRAINAGE AND ENVIRONM

PRIOR TO BEGINNING ANY OTHER WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE PLANS AND EXISTING UTILITIES IN THE FIELD. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY RE-WORK REQUIRED AS A RESULT OF

4. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1120 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.Q.) OR A GEOLOGIST'S

THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO PROCEEDING TO A SUBSEQUENT PHASE. [LDC 25-8-182(B)] TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO INSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.

8. THE USE OF PESTICIDES WILL BE IN ACCORDANCE WITH SPECIFICATION OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN AS REQUIRED BY SECTION 16.9.2D OF THE ENVIRONMENTAL CRITERIA MANUAL (ECM), DOCUMENT NO. 2013086071 & 2014002277 OFFICIAL PUBLIC RECORDS,

7. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ONSITE AT ALL TIMES.

8. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STA', DARDS). THE PRINCIPAL STREET IS TRAVIS COUNTRY CIRCLE, WHICH IS A SUBURBAN ROADWAY.

9. ALTERNATIVE EQUIVALENT COMPLIANCE HAS BEEN GRANTED FOR THIS SITE FOR A 5-FOOT WIDE DECOMPOSED GRANITE TRAIL SYSTEM TO BE PROVIDED TO MEET THE INTENT OF SUBCHAPTER E. SECTION 231 (INTERNAL CIRCULATION FOR LARGE SITES).

# LEGAL DESCRIPTION:

1 LOT 1 BLOCK A OF THE REGENTS WEST SUBDIVISION, DOCUMENT NO. 201100191 OF THE CFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK: "TRIANGLE" CUT ON NORTHWEST CORNER OF DRAINAGE INLET ON THE NORTH SIDE OF TRAVIS COUNTRY CIRCLE AT THE INTERSECTION WITH THE WEST LINE OF LOT I, BLOCK I, VILLAGE PARK 5 AT TRAVIS COUNTRY. **ELEVATION = 783.89'** 

BEARING BASIS TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83/96 CORS.

RELATED CASE NUMBERS

SP-2012-0005C SITE PLAN CASE NO.

SP-03-0240C

SITE PLAN CASE NO.

C8J-2010-0056.0A SUBDIVISION CASE NO.

(THIS SITE IS WITHIN THE OAK HILL COMBINED NEIGHBORHOOD PLAN) GO-CO-NP

ZONING

C14-2008-0129 / C7A-00-001 ZONING CASE NUMBERS

A LAND USE COMMISSION VARIANCE TO SECTION 25-8-341 OF THE COA LAND DEVELOPMENT CODE, FOR CUT UP TO A MAXIMUM OF 15 FEET HAS BEEN APPROVED FOR THIS SITE BY THE PLANNING COMMISSION ON DECEMBER 10. 2013. A LAND USE COMMISSION VARIANCE TO SECTION 25-8-342 OF THE COA LAND DEVELOPMENT CODE,

FOR FILL UP TO A MAXIMUM OF 8 FEET HAS BEEN APPROVED FOR THIS SITE BY THE PLANNING COMMISSION ON DECEMBER 10. 2013.

CONDITIONS FOR VARIANCES: 1) RESTRICT FUTURE DEVELOPMENT ON THE WEST CAMPUS BY LIMITING THE OVERALL IMPERVIOUS COVER TO 15% OF THE NET SITE AREA.

2) PROVIDE A SITE SPECIFIC TURF MANAGEMENT PLAN / IPM PLAN FOR THE FOOTBALL FIELD, BASEBALL FIELD & WEST CAMPUS THAT DETAILS THE USE OF FERTILIZER AND PESTICIDE APPLICATION, SOIL MAINTENANCE, AND IRRIGATION SCHEDULED RELATED TO ITS USE AS A RE-IRRIGATION AREA FOR THE REQUIRED SOS WATER QUALITY CONTROL

3) IRRIGATION FOR THE WEST CAMPUS WILL COMPLY WITH CITY REGULATIONS AND RESTRICTIONS REGARDLESS OF WATER SOURCE EXCEPT THAT THE EXISTING WELL ON THE PROPERTY MAY BE UTILIZED FOR THE PROPOSED BALLFIELDS AND NOT SUBJECT TO CITY RESTRICTIONS.

# CONSOLIDATED ADMINISTRATIVE SITE PLAN

REGENTS WEST CAMPUS

3231 TRAVIS COUNTRY CIRCLE AUSTIN, TEXAS 78735

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ONE STORY 22,540 SF GYM/SPORTS OFFICE BUILDING ON A 18.27 ACRE SITE WITH ASSOCIATED PARKING, SPORTS FIELDS, WATER QUALITY AND UTILITY IMPROVEMENTS WITH A TOTAL OF 1.38 Ac. OF IMPERVIOUS COVER PROPOSED.

CORRECTIONS									
No.	Description	Revise(R)/ Add(A) Sheet No.'s	Total # Sheets in Plan Set	Net Change imp. Cover	Site imp. Cover	% Site Imp. Cover	Approved/Date		
IC	acced portable Dropping looms w/surkes, lourset Classore one Basking Cages Acquires work Til Rur FU	1,6,7,8,12-132	વજ	-1,961 SF	1.20	1.50	gh. 9.30		
20	Revised cut slope, fine coning and books. Added Temp Mulched level area	12-19,22,26	uc	-		(	@3.18.15		
3C	ADO HE ACCESS BUTE UPPATE AND DETAILS PRINCE GRACING	1,7,13,14,	48	_		_	W57.18		

payment of inepection less and job assignment for inepection of the public utilities related to this site. indetton lees must be paid before any SOUTHWEST PARKWAY

VICINITY MAP

(NOT TO SCALE)

STATIC PRESSURE 62 PSI

FIXTURE UNITS

DEMAND = 140 GPM (UPC CHART A-2)

CONSTRUCTION TYPE

TYPE VB

FIRE FLOW DEMAND

PER IFC = 48,910 SF = 6,000 GPM

WITH 75% REDUCTION = 1,500 GPM

(BUILDING TO HAVE FIRE SPRINKLER SYSTEM)

SOUTHWEST A

WATER PRESSURE ZONE

HANRAHAN • PRITCHARD ENGINEERING, INC.

0 - PRIVATE FIRE HYDRANT

1 - PUBLIC FIRE HYDRANT

2 - BACKFLOW DEVICE(S)

NO PESTICIDES, HERBICIDES, OR FERTILIZERS

INTEGRATED PEST MANAGEMENT PLAN,

IRRIGATION FIELDS.

FINAL INSPECTION.

THAT ARE NOT REFERENCED IN THE RECORDED

(2013086071 & 2014002277), MAY BE USED ON THE

A FINAL MAINTENANCE PLAN FOR THE WATER

QUALITY POND AND IRRIGATION SYSTEM SHALL

BE PROVIDED TO THE POND OPERATOR IN THE

PRESENCE OF THE CITY INSPECTOR AT THE

CONSULTING ENGINEERS

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.459.4734 FAX: 512.459.4752

mail@hp-eng.com

TX PE FIRM #416

APPLIES ONLY TO FACILITIES WITHIN PUBLIC 16. SITE GRADING - PHASE 2 APPLIES ONLY TO PACILITIES WITHIN FUNDEN 16. SITE GRADING - PHASE 2
STREETS OF PUBLIC UTILITY EASEMENTS. ALL 17. STORM SEWER LAYOUT - PHASE 1
OTHER WATER AND WASTEWATER FACILITIES 10. STORM SEWER LAYOUT - PHASE 1 INSIDE PRIVATE PROPERTY ARE UNDER THE 18. STORM SEWER LAYOUT - PHASE 2

THESE PLANS BY THE CITY OF AUSTIN DOES NOT

LIABILITY FOR ANY DESIGN OR DRAWINGS IN THESE PLANS THAT ARE NOT SIGNED CONSULTANTS' WORK SHOWN IN THESE PLANS IS THE RESPONSIBILITY OF THE CONSULTANT WHO PREPARED SUCH WORK, AND IS INCLUDED IN THIS PLAN SET

spection Notice: Please call Watershed Protection

onatruction meeting can be held.

HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. HANRAHAN PRITCHARD ENGINEERING, INC. IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING

STRUCTURAL COMPONENTS - ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER. STRUCTURAL DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S STRUCTURAL ENGINEER

ALTERNATIVE EQUIVALENT COMPLIANCE

WAS GRANTED FOR THIS CASE FROM THE

FOLLOWING SECTIONS OF SUBCHAFTER E:

SIDEWALKS AND BUILDING PLACEMENT), TO

PLACED ADJACENT TO AN EXISTING 6-FOOT

PORTION OF THE TRAVIS COUNTRY CIRCLE

TREE/PLANTING ZONE AND 5-FOOT (MIN.)

SYSTEMS FOR LARGE SITES). TO ALLOW A

IN LIEU OF A PRIVATE DRIVE OR ROADWAY,

PLACEMENT REQUIREMENTS AS DESCRIBED

IN SECTION 2.2.5. (INTERNAL CIRCULATION

AND TO WAIVE SIDE NALK AND BUILDING

TRAIL SYSTEM ON THE SITE TO BE PROVIDED

CLEAR ZONE AS PER SECTION 2.2.4.B.

2. SECTION 2.3.1 (INTERNAL CIRCULATION

ROUTES: SIDEWALKS AND BUILDING

OPERATING PERMIT(WHERE APPLICABLE UNDER 25-8-233)

PLACEMENT)."

SOL (BARTON SPRINGS ZONE)

WPDR SIGN-OFF AND DATE

OP-13-(1605B

APPLICABLE WATERSHED ORDINANCE

STREET FRONTAGE. THIS WILL BE PERMITTED

ALLOW A 6-FOOT WIDE SIDEWALK TO BE

WIDE SIDEWALK (TO REMAIN) ALONG A

IN LIEU OF A 7-FOOT (MIN.) STREET

DESIGN STANDARDS AND MIXED USE:

1. SECTION 2.2.4 (SUBURBAN ROADWAYS:

PAVEMENT DESIGN - PAVEMENT DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S GEOTECHNICAL CONSULTANT. HANRAHAN PRITCHARD ENGINEERING, INC. MAKES NO WARRANTY OR GUARANTEE AS TO ITS SUITABILITY. AND ASSUMES NO INDEX OF SHEETS 1. COVER SHEET

GENERAL NOTES

EROSION/SEDIMENTATION CONTROL & TREE PROTECTION PLAN - PHASE 2 EXISTING SITE & SLOPE MAP

EXISTING DRAINAGE AREA MAP 10. PROPOSED DRAINAGE AREA MAP PROPOSED DRAINAGE CALCULATIONS

12. CUT / FILL EXHIBIT 13. SITE & DIMENSIONAL PLAN - PHASE 14. SITE & DIMENSIONAL PLAN - PHASE 2 THE AUSTIN WATER UTILITY 15. SITE GRADING - PHASE 1

FINAL PLAT - SHEET 1 OF 2

FINAL PLAT - SHEET 2 OF 2

20. STORM SEWER LINE '5' & 'OFFSITE 1' PLAN & PROFILE 21. STORM SEWER OUTFALL PLAN & PROFILE

22. W.Q. & DETENTION POND PLAN 23. W.Q. & DETENTION POND DETAILS TO EV INSPECTOR, PHASE 2 SHALL NOT CO & ENCE 24. W.Q. & DETENTION POND DETAILS UNTIL THE LOMR, ASSOCIATED WITH SUBDIVISION

25. W.Q. & DETENTION POND DETAILS 26. W.Q. IRRIGATION AREAS 27. SITE UTILITY PLAN 28. GENERAL DETAILS

29. GENERAL DETAILS 30. GENERAL DETAILS 31 WATER & WASTEWATER DETAILS 32 WATER & WASTEWATER DETAILS 33. TRAFFIC CONTROL PLAN

34. TRAFFIC CONTROL DETAILS 35. TRAFFIC CONTROL DETAILS 36. TRAFFIC CONTROL DETAILS

37. TRAFFIC CONTROL DETAILS 38. TRAFFIC CONTROL DETAILS 39. BUILDING ELEVATION AND COMPATIBILITY SECTION 40. LANDSCAPE PLAN PHASE 1

41. LANDSCAPE DETAILS PHASE 1 42. LANDSCAPE PLAN PHASE 2 43. LANDSCAPE DETAILS PHASE 2

44. RETAINING WALL DETAILS 45. RETAINING WALL DETAILS 46. RETAINING WALL DETAILS

47. RETAINING WALL DETAILS

48. RETAINING WALL DETAILS

HEIGHT. MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2.5)

NOTE: RETAINING WALLS OVER FOUR FEET IN

CONSTRUCTION PLANS C8-2010-0056.0B, J AS BEEL.

ACCEPTED BY FEMA. PLEASE CONTACT

CONDITION HAS BEEN MET.

nspection Notice: Please call Development Services

Department, Site & Subdivision Inspection at 512-974-6360 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be

Stephen Ray Jamison on 11 13 ,2013

STEPHEN RAY JAMIS

AUSTIN WATER UTILITY EXPIRATION DATE

NOV 14 2016

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

I, STEPHEN R. JAMISON, P.E., CERTIFY THAT THESE PLANS ARE COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF

THE C.O.A. LAND DEVELOPMENT CODE. (LDC 25-8-152) SUBMITTED BY:

AUSTIN, TEXAS 78754

512.459.4734

DATE 11/13/13 STEPHEN RAY JAMISON, P.E. HANRAHAN • PRITCHARD ENGINEERING, INC. 8333 CROSS PARK DRIVE

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

**DECEMBER 19, 2012** 

SUBMITTAL DATE

C8J-2010-0056.0A

SUBDIVISION CASE NO.

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

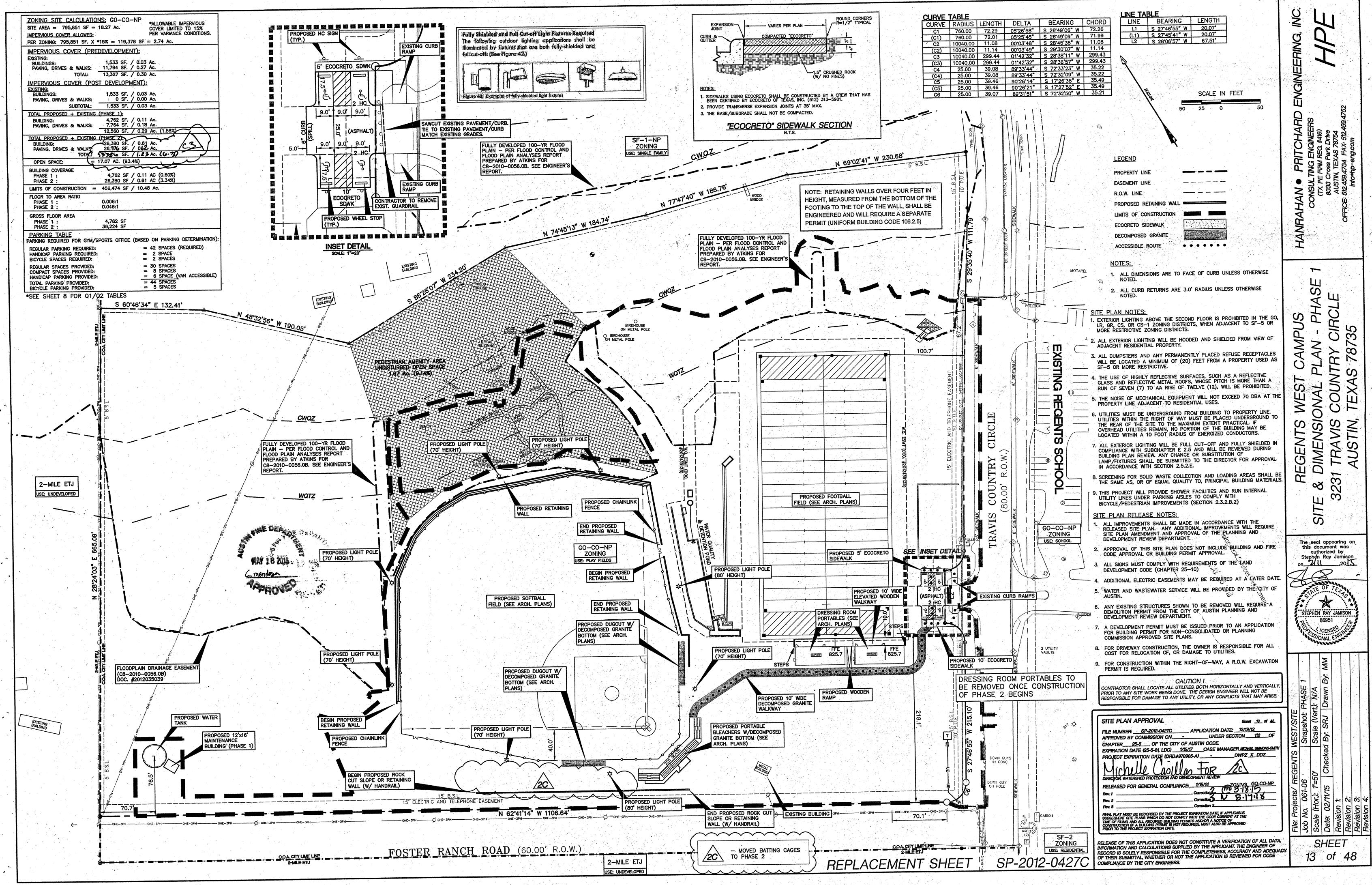
SITE PLAN APPROVAL FILE NUMBER: SP-2012-0427C APPLICATION DATE: 06-12-2013 72 19 DIRECTOR READING AND/DEVELOPMENT REVIEW DE

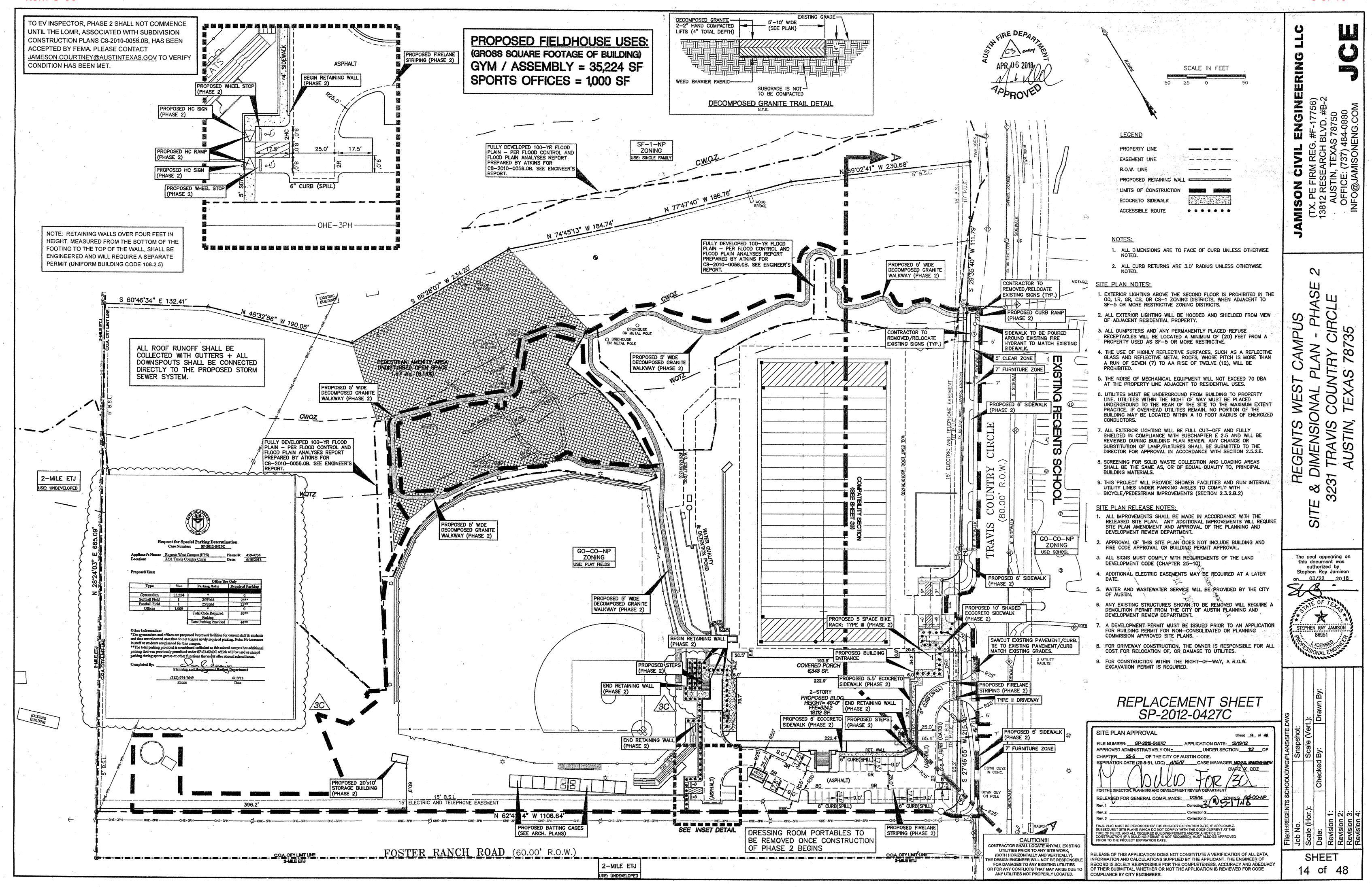
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The seal appearing on this document was authorized by Stephen Ray Jamison on 03/22,2018 STEPHEN RAY JAMISON

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